

METES AND BOUNDS

Being 3.327 acres, more or less, out of Lot 8, Block 1, New City Block 14795, Grace Baptist Temple Subdivision, in Bexar County, Texas, according to the map or plat thereof recorded in Volume 9569, Page 123, Deed and Plat Records of Bexar County, Texas, said 3.327 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 3.327 acres, same being the North corner of the Med Center Venture LLC 12.42 acres (Document No. 20210154689 and the East corner of the Med Center Venture LLC 6.26 acres (Document No. 20210154688), same also being the **POINT OF BEGINNING**;

THENCE departing the southwest line of and severing said Lot 8, North 62 degrees 17 minutes 04 seconds East, a distance of 132.21 feet to a point for an exterior corner of this 3.327 acres, same being on the northeast line of said Lot 8 and on the southwest line of a 20 foot alley;

THENCE along the line common to this 3.327 acres and said 20 foot alley the following courses and distances:

South 27 degrees 42 minutes 56 seconds East (called South 27 degrees 41 minutes 32 seconds East), a distance of 6.02 feet to a point for an interior corner of this 3.327 acres;

North 71 degrees 06 minutes 36 seconds East (called North 71 degrees 08 minutes 00 seconds East), a distance of 57.78 feet to a point for an angle corner;

North 85 degrees 02 minutes 39 seconds East (called North 84 degrees 02 minutes 04 seconds East), a distance of 18.78 feet (called 18.18 feet) to a point for an angle corner;

South 83 degrees 09 minutes 08 seconds East (called South 82 degrees 52 minutes 48 seconds East), a distance of 219.50 feet (called 219.18 feet) to a 1/2 inch iron rod found for an angle corner;

South 56 degrees 07 minutes 01 seconds East (called South 58 degrees 47 minutes 15 seconds East), a distance of 19.07 feet (called 19.11 feet) to a point for an angle corner;

South 56 degrees 35 minutes 42 seconds East (called South 56 degrees 41 minutes 29 seconds East), a distance of 101.02 feet (called 100.94 feet) to a point for an angle corner;

South 49 degrees 33 minutes 24 seconds East (called South 49 degrees 35 minutes 02 seconds East), a distance of 19.45 feet (called 19.43 feet) to a point for an angle corner;

South 42 degrees 43 minutes 24 seconds East (called South 42 degrees 43 minutes 03 seconds East), a distance of 461.98 feet (called 461.56 feet) to a point for an interior corner of this 3.327 acres, same being the South corner of Pine Creek Drive;

THENCE along the southeast Right-of-Way of said Pine Creek Drive, North 40 degrees 27 minutes 17 seconds East (called North 40 degrees 33 minutes 32 seconds East), a distance of 20.43 feet to a point for an exterior corner of this 3.327 acres, same being the West corner of Lot 1, Block 7, Mt. Laurel Subdivision Unit 1 (Volume 5700, Page 196)

THENCE along the line common to this 3.327 acres and said Lot 1, South 48 degrees 35 minutes 14 seconds East (called South 48 degrees 32 minutes 20 seconds East), a distance of 128.88 feet to a point for the upper southeast corner of this 3.327 acres, same being an angle corner of Wurzbach Road;

THENCE along the northwest Right-of-Way of said Wurzbach Road, South 41 degrees 01 minutes 17 seconds West (called South 41 degrees 04 minutes 21 seconds West), a distance of 137.40 feet to a point for the lower southeast corner of this 3.327 acres, same being an exterior corner of said Wurzbach Road and on the northeast line of said Med Center 12.42 acres;

THENCE along the lines common to this 3.327 acres and said Med Center 12.42 acres the following courses and distances:

North 45 degrees 32 minutes 39 seconds West (called North 45 degrees 31 minutes 20 seconds West), a distance of 435.13 feet (called 434.68 feet) to a 1/2 inch iron rod (monument of record dignity) found for the point of curvature of a curve to the left;

Along said curve to the left with a radius of 500.00 feet, an arc length of 316.26 feet (called 316.24 feet), a chord length of 311.01 feet, a chord bearing of North 63 degrees 39 minutes 42 seconds West, and a delta angle of 36 degrees 14 minutes 26 seconds to a 1/2 inch iron rod found for the point of tangency;

North 81 degrees 45 minutes 47 seconds West (called North 81 degrees 46 minutes 04 seconds West), a distance of 167.40 feet (called 167.24 feet) to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

Along said curve to the right with a radius of 140.00 feet, an arc length of 133.24 feet (called 133.17 feet), a chord length of 128.27 feet, a chord bearing of North 54 degrees 26 minutes 30 seconds West, and a delta angle of 54 degrees 31 minutes 51 seconds to the **POINT OF BEGINNING**, and containing 3.327 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 16, 2024

